

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 53/352 Canterbury Road, St Kilda, VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$450,000

&

\$485,000

### Median sale price

Median price

\$510,000

Property Type

Apartment

Suburb

St Kilda (3182)

Period - From

01/07/2022

to

30/06/2023

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
47/352 CANTERBURY ROAD, ST KILDA VIC 3182	\$460,000	21/01/2023
1806/3-5 ST KILDA ROAD, ST KILDA VIC 3182	\$470,000	28/01/2023
113/78 INKERMAN STREET, ST KILDA VIC 3182	\$480,000	02/04/2023

This Statement of Information was prepared on: 18/07/2023